



Chesmann Court Estcourt Road, Gloucester GL1 3LY
£195,000



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• No onward chain • Well presented over 55's first floor maisonette • Two double bedrooms with built-in storage & wardrobe space • Generous sized living room with balcony • Modern kitchen with integrated appliances • Communal parking, single garage & communal gardens • Situated on the ever popular Estcourt Road • EPC rating D63 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

£195,000

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Entrance Hallway

Entering from the ground floor, stairwell leads to the first floor onto the light and airy spacious landing benefitting from window overlooking the side aspect and two built-in storage cupboards. Access is provided to all of the rooms as well as to the loft above, benefitting from lighting and boarded, accessed via drop down ladder.

Living Room

Spacious living room, with convenient space for a dining area if required, with door providing access out onto a private balcony area offering views over Estcourt Road.

Kitchen

Modern fitted kitchen, with window overlooking the rear aspect, boasts ample worktop and storage space with integrated gas hob and double electric ovens. Plumbing for a dishwasher and automatic washing machine is also provided.

Bedroom One

Double bedroom with window overlooking the front aspect and built-in double wardrobes.

Bedroom Two

Double bedroom with window overlooking the front aspect and built-in storage cupboard above the stairwell.

Shower Room

White suite shower room comprising of walk-in shower cubicle, w.c., wash hand basin and window with frosted glass overlooking the side aspect.

Outside

Located to the front, the property benefits from lawned

communal gardens. The property further benefits from a single garage with power and communal parking for residents only.

Location

The characterful and favoured residential setting of Kingsholm is located half a mile and mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol. Whilst the heart of the suburb provides the home to the Premiership Rugby ground which holds various events throughout the year.

Material Information

Tenure: Leasehold property with 992 years remaining on the lease. Service charges total £880.00 per annum paid quarterly. All charges payable to the management company Young & Gilling Ltd. *Information correct as of 10/11/25*.

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

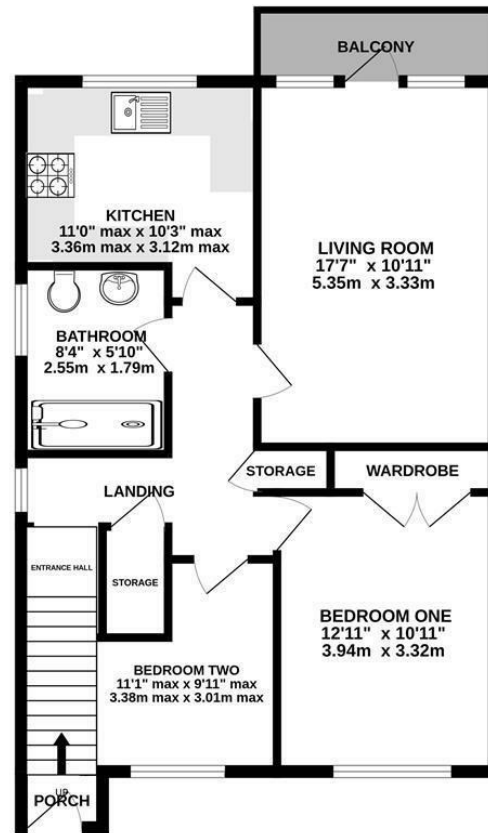
Heating: Gas

Broadband speed: Basic 6 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

Mobile phone coverage: EE, Vodafone, Three, O2.



FIRST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

